FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.8 (208.3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet in lieu of the minimum required 10 feet for a proposed garage in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion Sof the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore day of September, 1991 that the Petition for Residential Variance from Section 1802.3.B (208.3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet in lieu of the minimum required 10 feet for a proposed garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioners shall not allow or cause the proposed accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

- 2**-**

JRH:bjs

Zoning Commissioner for Baltimore County

AFFIDAVIT

Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with

That the Affiant(s) does/do presently reside at 16879 SENCHIEFER Fil., Crekeysville, Md. 21000

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty) 1. zer re variance is requested for latter observe of the Charrey and dr 1915 wir when earling the course a relicon En rested injetit would be mainte desper sionne quie en That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a Springular.

reposting and advertising fee and may be required to provide additional information. AFFIANT Handwritten Signature)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: 1 HEREBY CERTIFY, this ______ day of _______, 19_____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared the fit week the between the to the Allen

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made outn in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.



My Commission Expires:

Beginning at a point on the south side of Sandringham Rd. which is 50 ft. wide at the distance of 460 ft. east of the centerline of the nearest improved intersecting street, (Rayal Mews) which is 50 ft. wide.

Being Known and designated as Lot 87, Block O, as shown on Plat 16, Section IV, Springdale, which Plat is recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 33, Folio 85 containing 10,680 Sq.ft. Also known as 10879 Sandringham Ad. and located in the 8th Election District.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

September 12, 1991

Mr. & Mrs. Gary Wilhelm 10879 Sandringham Road Cockeysville, Maryland 21030

RE: PETITION FOR RESIDENTIAL VARIANCE S/S Sandringham Road, 460' E of the c/l of Royal Mews (10879 Sandringham Road) 8th Election District - 3rd Councilmanic District Gary Wilhelm, et ux - Petitioners Case No. 92-53-A

Dear Mr. & Mrs. Wilhelm:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

> , Robort Haires ROBERT HAINES Zoning Commissioner for Baltimore County

Potitioner: Fory E. Wilhofm of us Location of property: 45 Good ring home Rd. 460' M Royals Money

Location of Signe Facing Sondning home By opening 15 Fr.

roodway on property & Pot. Two.

Posted by Date of return: 1/20/9

receips

H9200063

04A04#0100MICHRC

BA CO10:42AM08-09-91
Please Make Checks Payable To: Baltimore County

Sumber of Signe: ____

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Townson Maryland 21204

FUBLO: HEARING FEEL

910 ZONORS CARTANGE CORE

Level manth on Charlett, springer

ONTO PRESTABLISHED ADVENTESING . 7 - #21.00

3.1007.91

JRH:bis

cc: People's Counsel

File

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County

the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.8 (208.3) - to allow a side yard setback of 8' in lieu of the minimum required 0

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

A ZONING VOLJANCE IS requested for better clearance of the Chimney and driver's door when exiting the car (See photos.) An udded penefit would also include deeper storage space on either side of the vehicle. This variance if granted would still conform to the SFT. Side yard setback required by the Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

ODDEDED by the Zenter Control of Date of Date	Address Prions
orney's telephone number	Name
633	Name, eddress and phone number of legal owner, contract purchaser or representative to be contacted.
nature	City/State/Zip Code
oe or Print Name)	16579 Da Mully Md. 12030 Phone
orney for Petitioner:	
y/State/Zip Code	Signature (!!!!!!!
T855	(Type or Print Name)
	Signature J
natura	Mary recruise al while me
pe or Print Name)	Mary toualski Wilhelm
ntract Purchaser:	Legal Owner(s):
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

DROERED by the Zoning Commissioner of Baltimore County, this $\frac{9^{2}}{2}$ day of $\frac{199}{2}$, that the subject matter of this

ZONING	COMMISSIONER	OF	BALTIMUHE	COUNTY
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A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED.

matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County.

		ZONING COMMISSIONER OF BALTIMURE COUNTY
ED BY:DATE:	MOYLAND	COURSE CONTRACTOR OF BACTIFERE CORNEY

	Baltimore County Government Zoning Commissioner Office of Planning and Zoning	
111 West Chesapeake Avenue		

Towson, MD 21204 August 16, 1991

Mary and Gary Wilhelm 10879 Sandringham Road Cockeysville, MD 21030

LOCATION: S/S Sandringham Road, 460° E of c/l Royal New 10879 Sandringham Road



887.4353

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 25, 1991. The closing date is September 9, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter thousand be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens



.1 West Chesapeake Avenue owson, MD 2120 i

September 4, 1991

88* 3353

Mr. & Mrs. Gary E. Wilhelm 10879 Sandringham Road Cockeysville, MD 21030

RE: Item No. 63, Case No. 92-53-A Petitioner: Gary E. Wilhelm, et ux Petition for Residential Variance

Dear Mr. & Mrs. Wilhelm:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

Enclosures

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 2120)

KK- 4454

Your petition has been received and accepted for filing this

DIRECTOR

Petitioner: Gary E. Wilhelm, et ux Petitioner's Attorney:

9th day of August, 1991.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director DATE: August 23, 1991 Zoning Administration and Development Management

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Townshend Property, Item No. 57 Chancellor " 59 Goldman **"** 61 Anton ** Wilhelm

In reference to the Petitioner's request, staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn ITEM57/ZAC1

August 23, 1991

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Annold Jablon, Director DATE: August 20, 1991 Zoning Administration and Development Hanagement

The Developers Engineering Division has reviewed

For Item 52, this site must be submitted through the

For Item 45, a revised County Review Group Meeting is

For Item 49, the previous County Review Group Comments

For Item 56, the location given for the sign appears

Robert W. Bowling 1 DAK ROBERT W. ROWLING. P.E., Chief

Developers Engineering Division

the subject zoning items and we have no comments for

minor subdivision process for review and comments.

to be within the right of way of the public road.

FROM: Robert W. Bowling, P.E.

for August 20, 1991

Items 55, 57, 58, 59, 60, 61 and 63.

required for these additions.

are still applicable.

RE: Zoning Advisory Committee Meeting

Changes on my petition for residential variance (all & copies) and initialed

required 10 At. (not 20 gt as stated on the sign upon delivery to my kones

DATE: September 26, 1991

Mr. Arnold Jablon, Director Office of Zoning Administration and Development Management

Rahee J. Famili

This office has no comments for item numbers 45, 52, 55, 56, 57, 58, 59, 60, 61 and **63**.

Traffic Engineer II

RJF/lvd

11/11 BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

ZONING COMMISSIONER, DEPARTMENT ZONING RICHARD F. SEIM, PLANS REVIEW CHIEF,

DEPARTMENT OF PERMITS & LICENSES

ZONING ITEM #: 63 PROPERTY OWNER: Gary E. Wilhelm, et ux

LOCATION: S/S Sandringham Road, 460' E of centerline Royal Mews (#10879 Sandringham Road) ELECTION DISTRICT: 8th COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () NUMBER PARKING SPACES () BUILDING ACCESS

SUBJECT:

() RAMPS (degree slope) () CURB CUTS () SIGNAGE

ZONING OFFICE

- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- ⟨✓⟩ A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED. () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND
- ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS. () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91

Baltimore County Government Fire Department

700 East Joppa Road Suite 901 Towson, MD 2120+5500

(301) 887 (500)

SEPTEMPER 16, 1993

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Duilding Towson, MD 23204

PE: Property Owner: CARY F. WILHELM

Location:

#10879 SAMDRINGMAM DOAD

Item No.: 63 Zoning Agenda: AUCUST 20, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Noted and Fire Prevention Bureau Special Inspection Division

JF/KFK

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 20, 1991

Detrust this will not delay the process and thank you for your consideration and attention to this matter.

Directly, Mary X. Wilhelm August 23, 1991













